

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R34007

Property Information

property address: 3807 S TEXAS AVE

legal description: NORTH GARDEN ACRES, BLOCK 3, LOT 11,12,13

owner name/address: BEHRINGER, J D

BIG STATE PAWN&BARGAIN CENTER

PO BOX 23449

WACO, TX 76702-3449

full business name: Cash America Pawn

land use category: Commercial retail

type of business: payday loans + pawn shop

current zoning: C2

occupancy status: occupied

lot area (square feet): 27,108

frontage along Texas Avenue (feet): 152.30

lot depth (feet): 173.77

sq. footage of building: 7,261

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick

building/site condition: 4- building has no landscaping

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1969

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: E/N

overall condition (specify): Fair - some wear

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 20

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: 14 x 8

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: room on Texas Ave side of property

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

back too close to residential

accessible to alley: ☐ yes ☒ no

Other Comments:
